



# Planning Commission Report

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**Meeting Date:** July 11, 2013

**Subject:** **132 South Bedford Drive**  
**Determination of Character Contributing Building**

Request for a character contributing building determination for the property located at 132 South Bedford Drive. The owner of a building granted a “character contributing” determination may apply to the City to convert the building to common interest development units without meeting all zoning code requirements in place at the time of conversion. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Planning Commission will also consider an exemption from CEQA for this project.

PROJECT APPLICANT: Goldman Firth Rossi Architects

PROJECT OWNER: Fifth Avenue Homes, LLC

**Recommendation:** That the Planning Commission:

1. Conduct a public hearing and receive testimony on the project; and
  2. Adopt the attached resolution conditionally approving the requested Determination of Character Contributing Building.
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## REPORT SUMMARY

The Applicant, Goldman Firth Rossi Architects, has filed an application requesting that the Planning Commission determine if the multi-family residential building located at 132 South Bedford Drive is a “character contributing building.” Beverly Hills Municipal Code Section 10-2-707 defines “character contributing building” as: “any multi-family residential building that the Planning Commission determines, due to its proportions and scale, design elements, and relationship to the surrounding development, is of continued value and contributes to defining the character of the community as a whole.” If granted, the “character contributing” determination allows an owner of an existing legally non-conforming building to apply to the City to convert the building to common interest development units without meeting all zoning code requirements in place at the time of conversion. The building owner would need to file the appropriate formal applications, maps, and fees to pursue conversion of the building to a common interest development and this would require a public hearing before the Planning Commission at a future date.

This report analyzes the proposed project, with specific analysis of the massing and scale, architectural style and design elements, and compatibility with the neighboring area. Staff’s analysis concludes that

**Attachment(s):**

- A. Staff Recommended Findings and Conditions of Approval
- B. Historic Eligibility Listing and Information Regarding Design Style
- C. Draft Resolution
- D. Architectural Plans/Photographs

**Report Author and Contact Information:**

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the existing building exhibits qualities that would merit the determination that the building is “character contributing.”

### **BACKGROUND**

File Date	05/06/2013
Application Complete	06/06/2013
Subdivision Deadline	N/A
CEQA Deadline	60 days from CEQA Determination
Permit Streamlining	08/06/2013 without extension request from applicant

Applicant(s)	Goldman Firth Rossi Architects
Owner(s)	Fifth Avenue Homes, LLC
Representative(s)	Ron Goldman

Prior PC Action	None
Prior Council Action	None

### **PROPERTY AND NEIGHBORHOOD SETTING**

#### Property Information

Address	132 South Bedford Drive
Legal Description	Lot 348 of Tract #7710
Zoning District	R-4X2 – Multiple Family Residential
General Plan	Multiple-Family Residential – High Density
Existing Land Use(s)	Multiple Family Residential
Lot Dimensions & Area	60’x127.5’ = 7,652 SF
Year Built	1930
Potential Historic Resource	Yes – 5D3 – “Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation”

#### Adjacent Zoning and Land Uses

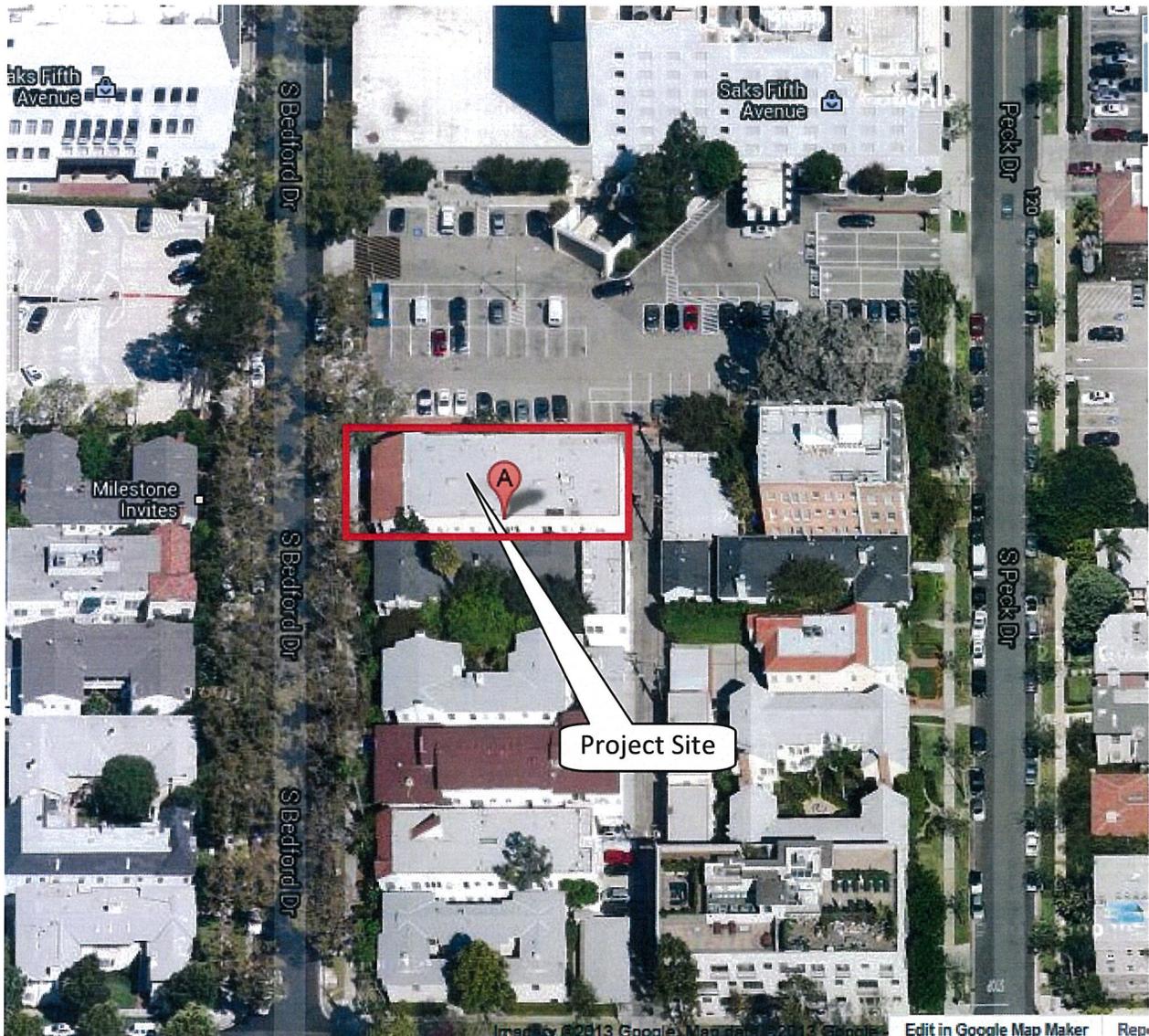
North	R-4 – Multi-Family (Saks Fifth Avenue Surface Parking Lots)
South	R-4X2 – Multiple-family residential
East	R-4X2 – Multiple-family residential
West	R-4X2 – Multiple-family residential

#### Circulation and Parking

Adjacent Street(s)	South Bedford Drive – 35’ Wide
Adjacent Alleys	Rear alley (15’ wide)
Parkways & Sidewalks	15’ wide parkway; 9’ wide park easement to the North <sup>1</sup>
Parking Restrictions	Permit Parking Zone
Nearest Intersection	South Bedford Drive and Wilshire Boulevard
Circulation Element	Local Street

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<sup>1</sup> Landscaped Park Buffer (9’ wide) is provided adjacent to the subject building and the East/West Alley



#### Property Description and Surrounding Land Uses/Neighborhood Character

The subject property is a 60'x 127.5' (7,650 square foot) lot located on the east side of the 100 block of South Bedford Drive. The nearest intersection to the property is the Wilshire Boulevard/South Bedford Drive intersection. There are multiple family residential buildings to the south, east, and west of the property. To the immediate north is a nine-foot wide landscaped park easement which provides a buffer to an 18-foot wide alley that runs east to west separating the subject property from the surface parking lots of the Saks Fifth Avenue department store. A 15-foot wide, North/South alley separates the subject property from the adjacent multi-family structure to the east.

The subject property is developed with a two-story, multi-family residential building with a basement parking garage containing eighteen parking spaces. The building was developed in 1930 and contains a total of sixteen units of which there are (2) two bedroom units, (4) one bedroom units, and (9)

studio/efficiency units. Access to the basement parking garage is provided via the North/South alley to the rear.

The table below shows unit types and counts:

Unit Type	Number of Units
Two bedrooms	2
One bedroom	5
Efficiency/Studio	9
Total of number of units	16 units

#### Request Before the Planning Commission

The request before the Planning Commission is as follows:

##### **Finding of “Determination of Character Contributing”**

A request to the Planning Commission to make the finding that the existing multi-family building at 132 South Bedford Drive is a “character contributing building.” Beverly Hills Municipal Code Section 10-2-707 defines “character contributing building” to mean:

“Any multi-family residential building that the Planning Commission determines, due to its proportions and scale, design elements, and relationship to the surrounding development, is of continued value and contributes to defining the character of the community as a whole.”

## **ZONING CODE<sup>2</sup> COMPLIANCE**

### Conversion to Common Interest Development

On March 7, 2006, the City adopted an Ordinance which established regulations to allow for the conversion of existing “character contributing” multi-family residential buildings to common interest developments. The goal of the process established by the ordinance is to extend the life of certain legally nonconforming buildings that contribute to the aesthetic value and unique character of the City’s residential neighborhoods by preservation of the original, human-scaled, and aesthetically pleasing properties.

The existing building is legally non-conforming as to the Zoning Code standards applicable to multi-family residential developments with regard to setbacks, density, unit size, outdoor living space, and required parking. With the “character contributing” determination, the code allows for legally non-conforming buildings to convert without otherwise meeting all zoning code requirements, including density, setbacks, minimum unit size and parking requirements in place at the time of conversion. However, a minimum of one parking space per unit must be provided in order to convert. The subject building currently has 18 parking spaces and a total of 16 units. In addition, the building will be required to complete health and safety, and building code upgrades in order to convert.

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<sup>2</sup> Available online at [http://www.sterlingcodifiers.com/codebook/index.php?book\\_id=466](http://www.sterlingcodifiers.com/codebook/index.php?book_id=466)

Since the adoption of the ordinance in 2006, five properties have received the “character contributing” designation including: 355 S. Rexford Drive (b. 1937), 200 Lasky Drive (b. 1937), 145 Camden Drive (b. 1938), 356 S. Doheny Drive (b. 1937) and 350 S. Rodeo Drive (b. 1947).

#### Historic Resource

A Citywide survey was conducted in 1985 to document the City’s physical history and development that includes a listing of architecturally or culturally significant buildings and places. The survey was updated in 2004 which also identified an additional 622 multi-family properties as potentially historic. Based on the more recent survey, the subject property is listed on the 2004 survey (attached) as California Historical Resource Status Code 5D3 – “Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.”<sup>3</sup> A property with this designation is presumed to be a historic resource for purposes of CEQA and staff’s CEQA review includes consideration of a project’s impact on a historic resource. CEQA review was conducted for the current request (see “Environmental Assessment” below) and CEQA review would be conducted as part of any future discretionary reviews associated with this property, such as conversion to common interest units. The City’s Historic Preservation Ordinance can inform but is separate from the CEQA review process for a project. The owner of the subject property may apply for local landmark designation through the City’s Cultural Heritage Commission but that process would not change staff’s CEQA review of the project because the property has already been determined by staff to be a historic resource for CEQA purposes.

#### Agency Review

If the Applicant receives the “character contributing” determination for the building and continues with the process for conversion to a common interest development, staff will consult with the City’s Building and Safety, Public Works and Fire Inspection staff to identify potential issues that should be addressed, prior to any future Planning Commission hearing. The City’s Urban Designer was consulted and his conclusions are included in the Analysis section of this report.

#### **GENERAL PLAN<sup>4</sup> POLICIES**

The General Plan includes goals and policies relevant to the Planning Commission’s review of the project, including:

- **Policy LU 2.1 City Places: Neighborhoods, Districts, and Corridors.** Maintain and enhance the character, distribution, built form, scale, and aesthetic qualities of the City’s distinctive residential neighborhoods, business districts, corridors, and open spaces.
- **Policy LU 2.6 City History:** Acknowledge the City’s history of place and buildings, preserving historic sites, buildings, and districts that contribute to the City’s identity while accommodating renovations of existing buildings to maintain their economic viability, provided the new construction contextually “fits” and complements the site or building.

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<sup>3</sup> The “5D3” designation reflects the California Historical Resource Status Code assigned to this property by a historic consulting professional during the 2004 survey. The Codes were adopted by the State Office of Historic Preservation in 2003 and they convey the significance of the historic resource, in part for purposes of CEQA review.

<sup>4</sup> Available online at [http://www.beverlyhills.org/services/planning\\_division/general\\_plan/genplan.asp](http://www.beverlyhills.org/services/planning_division/general_plan/genplan.asp)

- **Policy LU 5.1 Neighborhood Conservation.** Maintain the uses, densities, character, amenities, and quality of the City's residential neighborhoods, recognizing their contribution to the City's, identity, economic value and quality of life.
- **Policy H 1.1. Neighborhood Character.** Maintain the character and quality of residential neighborhoods.

### ENVIRONMENTAL ASSESSMENT

The subject Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines<sup>5</sup>, and the environmental regulations of the City. The project is exempt under Section 15061(b)(3), the General Rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This project does not involve any physical or operational changes to the existing building; therefore the project does not have any potential for causing a significant effect on the environment and is not subject to CEQA.

### PUBLIC OUTREACH AND NOTIFICATION

The Beverly Hills Municipal Code does not have a public notice requirement for requests for a determination of "character contributing" building. Such a determination requires a hearing before the Planning Commission and such hearings are included on Planning Commission meeting agendas posted at least 72 hours prior to the regular meeting. If the Planning Commission makes a determination that the building is "character contributing," and the building owner wishes to proceed with the process of converting to a common interest development, the project would return to the Planning Commission for a noticed public hearing.

132 South Bedford



<sup>5</sup> The CEQA Guidelines and Statutes are available online at <http://ceres.ca.gov/ceqa/guidelines>

## **ANALYSIS<sup>6</sup>**

Project approval, conditional approval, or denial is based upon specific findings for the discretionary application requested by the applicant. Draft findings are included with this report in Attachment B and may be used to guide the Planning Commission's deliberation of the subject project. Key issues related to the requested determination are as follows:

### **Neighborhood Compatibility/Massing and Scale**

A large percentage of the City's rental housing stock is comprised of architecturally unique structures that date from the 1920s and 1930s that contribute to the character and quality of life in the City. The multi-family buildings on the 100 block of South Bedford Drive were all developed between the years of 1929 to 1949 with the majority constructed in the 1930s. The buildings on the block represent a variety of architectural styles that were common at the time the subject building was developed including Spanish Revival, Monterey Revival, Colonial Revival, Vernacular Modern, and French Revival. All of the buildings are two to three stories in height with similar scale and mass to the subject building. The majority of the buildings are legally non-conforming as to side yard and rear yard setbacks but have consistent 15' front yard setbacks. The subject building was constructed in 1930 in a Monterey Revival style (see discussion below), consistent with the buildings in the neighborhood. The subject building is two stories, has a 15-foot front setback, and nonconforming side setbacks, also consistent with the buildings in the surrounding area.

### **Architectural Style/Design**

The subject building is in the Monterey Revival style and has many of the typical design characteristics of a Monterey design, as identified in the City's "*Residential Design Style Catalogue*." Design characteristics of the style present in the design of the subject building include:

- two stories;
- cantilevered, covered, decorative second-story balcony extending across the façade with simple posts (defining feature of this style);
- wrought iron open railings (painted wood open railings also acceptable);
- rectilinear windows with multi-panes;
- fixed, louvered shutters located on the second floor façade (adding the same shutters to the first floor façade also acceptable);
- no window surrounds except shutters;
- shutters, and doors made of quality wood;
- decorative beams/false beams under second floor balcony;
- different use of materials on the first and second floors with painted wood on the second floor and brick on the first floor; and,
- a low-pitched, side gabled, barrel tiled roof in a red clay tile color.

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<sup>6</sup> The analysis provided in this section is based on draft findings prepared by the report author prior to the public hearing. The Planning Commission in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to modify the findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.

The applicant has submitted plans and color photos of the property in order to show the design features of the building (Attachment D).

### **Architectural Commission Review**

Proposed future changes to the building are not part of this review but would be reviewed during a Planning Commission hearing for conversion to common interest units and, pursuant to Code, all exterior changes to the building associated with conversion to common interest units must be reviewed by the Architectural Commission. The Architectural Commission is required to “expressly identify those elements, if any, which the Planning Commission found contributed to the determination of the project as a “character contributing building.” The Architectural Commission shall “incorporate measures to ensure that the refurbishment and restoration of those elements preserves said character defining features.” Prior to the issuance of the final subdivision map for any conversion to common interest development proposed in the future, the property owner is required to install new landscaping or must restore existing landscaping, as appropriate, subject to review and approval by the Architectural Commission in accordance with the character-defining elements identified by the Planning Commission. Pursuant to these Code requirements it is important that the Planning Commission identify specific character-defining features if the Planning Commission makes a determination that the building is “character contributing.” These character-defining features may include notable semipublic site features, including, but not limited to, courtyards, balconies, open space, building modulation or any other similar characteristics. These features may further include fences, patio enclosures, carport, accessory building, sidewalk, driveway, paved area, landscaped area, and any additional exterior elements of the site, as necessary, “to achieve a high degree of appearance, quality and safety...”

### **Planning Commission Review**

Pursuant to the requirement that the Planning Commission identify character-defining features of the property, the Planning Commission may wish to discuss the following:

- The building features listed above under “Architectural Design;”
- Landscape features such as the brick path in the front of the building, the low, stone wall at the property line that allows any potential character-defining features to be visible, and any other features the Planning Commission deems to be character-defining pursuant to a determination of “character contributing building.” It is noted that the Planning Commission may defer to the Architectural Commission which includes a landscape expert among its commissioners; and,
- Appropriateness of security bar styles, including whether a decorative, Spanish-style wrought iron would be preferred if the building owner feels security bars are necessary for the building.

The attached draft resolution includes a list of specific character-defining features for the Planning Commission’s consideration.

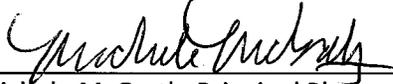
### **NEXT STEPS**

It is recommended that the Planning Commission conduct the hearing and adopt the attached resolution granting the "Determination of Character Contributing" to the building at 132 South Bedford Drive.

Alternatively, the Planning Commission may consider the following actions:

1. Make the determination with modified findings or conditions of approval.
2. Decline to make the determination, based on revised findings.
3. Direct staff or applicant as appropriate and continue the hearing to a date (un)certain, consistent with permit processing timelines, and at applicant's request or consent.

Report Reviewed By:



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Michele McGrath, Principal Planner

# ATTACHMENT A

## FINDINGS

### DRAFT FINDINGS

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#### Determination of Character Contributing Building:

In making this determination, the Planning Commission shall make the following findings:

1. *The building to be converted is not substantially greater in massing and scale than the surrounding streetscape. In making this determination, the Planning Commission may compare the relative lot coverage, height, and setbacks of the building being converted to the lot coverage, height, and setbacks of developments on parcels in the same block.*

The subject building is one of twelve multi-family residential buildings, of a variety of architectural styles, on the 100 block of South Bedford Drive which is a block consisting of multi-family residential buildings, all of which were developed within the same time period with no major renovations or demolitions of buildings on the block since that period. The majority of the buildings are identified as California Historical Resource Status Code 5D3 (defined as “[A]ppears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation”) on the City’s survey of potential historic resources. All of the buildings were built between the years 1929 to 1949 and are two to three stories in height with similar scale and massing, lot coverage and setbacks to the subject building. Therefore, the subject building is consistent in massing and scale with the surrounding streetscape and the project appears to meet this finding.

2. *And either (a) or (b):*

- a. *The building to be converted and/or the project site design contribute(s) to community character through the use of: 1) architecturally pure styles that foster congruous designs and details that are similar or complementary in scale and mass to other nearby structures; 2) features visible from the public street, including, but not limited to, courtyards, balconies, open space, building modulation, or any other similar characteristics that, as a result of the conversion, would be maintained, restored or refined in a manner consistent with the general criteria of architectural review;*

Pursuant to 2.a.1): The building’s design is appropriately characterized as “Monterey Revival” in accordance with the 2004 Beverly Hills Building Survey. The building exhibits proportions, materials and details associated with this style. The key features and details of the subject property that are representative of this style include; cantilevered covered balcony across the front façade; wrought iron and/or wood railings; rectilinear windows, multi-panes, shutters; barrel tile roof. Pursuant to 2.a.2): These design elements are visible from the street and the project appears to meet this finding.

- b. *The interior spaces of the building to be converted contribute to community character through the use of architectural features and high quality construction finishes and features such as crown molding, hardwood floors, fireplaces, stairways, and built in cabinets in*

*individual units; private courtyards, balconies, and/or interior open spaces; interior fountains; or any other similar characteristics or features that, as a result of the conversion, would be maintained, restored or refined in a manner consistent with the general criteria of architectural review.*

Based on the photos submitted by the Applicant, the interior corridors of the building appear to have crown molding and stairways that are characteristic of the architectural style. However, it does not appear that the individual units in the building have any significant interior architectural features that contribute to the community character and the project does not meet this finding. Since the project meets finding 2.a., it does not need to meet finding 2.b.

## **DRAFT CONDITIONS**

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### **Project Specific Conditions**

1. The “Determination of Character Contributing Building” granted by this resolution is the first step in the process to allow an existing legally non-conforming multi-family building to convert to a common interest development without meeting all zoning code requirements. To continue the process to convert to a common interest development, the Applicant shall file all of the required applications, maps, and fees. Nothing in this Resolution implies that the conversion to a common interest development shall be approved. The Applicant shall be responsible for complying with all other provisions of the Beverly Hills Municipal Code required at the time of the submittal for conversion of the building to common interest units including all Code-required health, safety, building and fire code upgrades.
2. This “Determination of Character Contributing Building” shall apply to the existing building at 132 South Bedford Drive as shown in the photos and plans submitted to the Planning Commission at the meeting of July 11, 2013. As part of any hearing for conversion of the property to a common interest development, the Planning Commission shall determine if changes made to the property since approval of this resolution are consistent with this resolution. If the Planning Commission finds that changes to the property are not consistent with this resolution, the Planning Commission may make a determination that the building is no longer a character contributing building or may request changes to the property so that it complies with this resolution.
3. The “Determination of Character Contributing Building” shall be valid for a period of three years from the date of adoption of the resolution. If a complete application for conversion to common interest development has not been submitted to the Beverly Hills Community Development Department within the three years, the determination shall be null and void. Nothing in this condition precludes an Applicant from submitting a new application for “Determination of Character Contributing Building” after the current determination expires.
4. As part of an Architectural Commission review of this property in connection with an application to convert the building to common interest units, the Architectural Commission shall consider the importance of maintaining, restoring and/or reconstructing the following character-defining features of the existing building at 132 South Bedford Drive:

- two stories;
  - cantilevered, covered, decorative second-story balcony extending across the façade with simple posts (defining feature of this style);
  - wrought iron open railings (painted wood open railings also acceptable);
  - rectilinear windows with multi-panes;
  - fixed, louvered shutters, located on the second floor façade (adding the same shutters to the first floor façade also acceptable);
  - no window surrounds except shutters;
  - shutters, and doors made of quality wood;
  - decorative beams/false beams under second floor balcony;
  - different use of materials on the first and second floors with painted wood on the second floor and brick on the first floor; and,
  - a low-pitched, side gabled, barrel tiled roof in a red clay tile color.
5. As part of an Architectural Commission review of this property in connection with an application to convert the building to common interest units, the Architectural Commission shall particularly consider the landscape design for the property to achieve a high degree of appearance and quality pursuant to Code and shall also consider the appropriate style of security bars if the property owner feels security bars are necessary.

Standard Conditions

See attached Resolution

# ATTACHMENT B

## Historic Eligibility Listing & Information Regarding Design Style (Monterey Style)

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP States Code 503

### PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 Resource Name or #: (Assigned by recorder) 132 South Bedford Dr.

P1. Other Identifier: Tract 7710 MFR District

P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address: 132 South Bedford Dr. City Beverly Hills Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ mE \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No 4328-021-016

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Monterey Revival in style, this symmetrical two-story, multi-family dwelling is capped by a low-pitched hipped roof covered by red clay tiles. Vertical boards and weeping mortar brick veneer sheathes the exterior walls. A full-width second story cantilevered balcony supported by carved brackets distinguishes the primary (west) elevation. A center door opens onto the balcony, which is enclosed by a wrought iron railing. Square wood posts support the balcony roof. Multi-pane, wood-framed casement windows with flanking wood shutters punctuate the south end of the second story balcony area, while non-original sliders are to the north. On the ground floor, recessed window openings are on either side of the round arched entry opening that centers the facade. Red brick steps lead to the recessed front entry porch and the paneled front door flanked by narrow sidelights.

3b. Resource Attributes: (List attributes and codes) HP 3. Multiple family property

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

June, 2004

P6. Date Constructed (Age and Sources):

Prehistoric  Historic  Both

1830

P7. Owner Address:

Private

P8. Recorded by:

(Name, affiliation, and address)

Jan Ostaschay, Peter Marzani

PCR Services

One Venture, Suite 150

Irvine, CA 92618

P9. Date Recorded: 6/1/2004

P10. Survey Type: (Describe)

Reconnaissance Level Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Sumers, Leslie and Christy McAvoy. Beverly Hills Historic Resources Survey, 1985-1986.

Attachments:  NONE  Continuation Sheet  District Record  Rock Art Record  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Mining Station Record  Photograph Record  
 Other: (List)

*Principal Subtype:*  
**Monterey Style**

(May be appropriate for lots 60 feet in width and smaller)



Photograph illustrates typical proportions, details, and materials associated with the style. Residence pictured is located on a property approximately 60 feet in width.

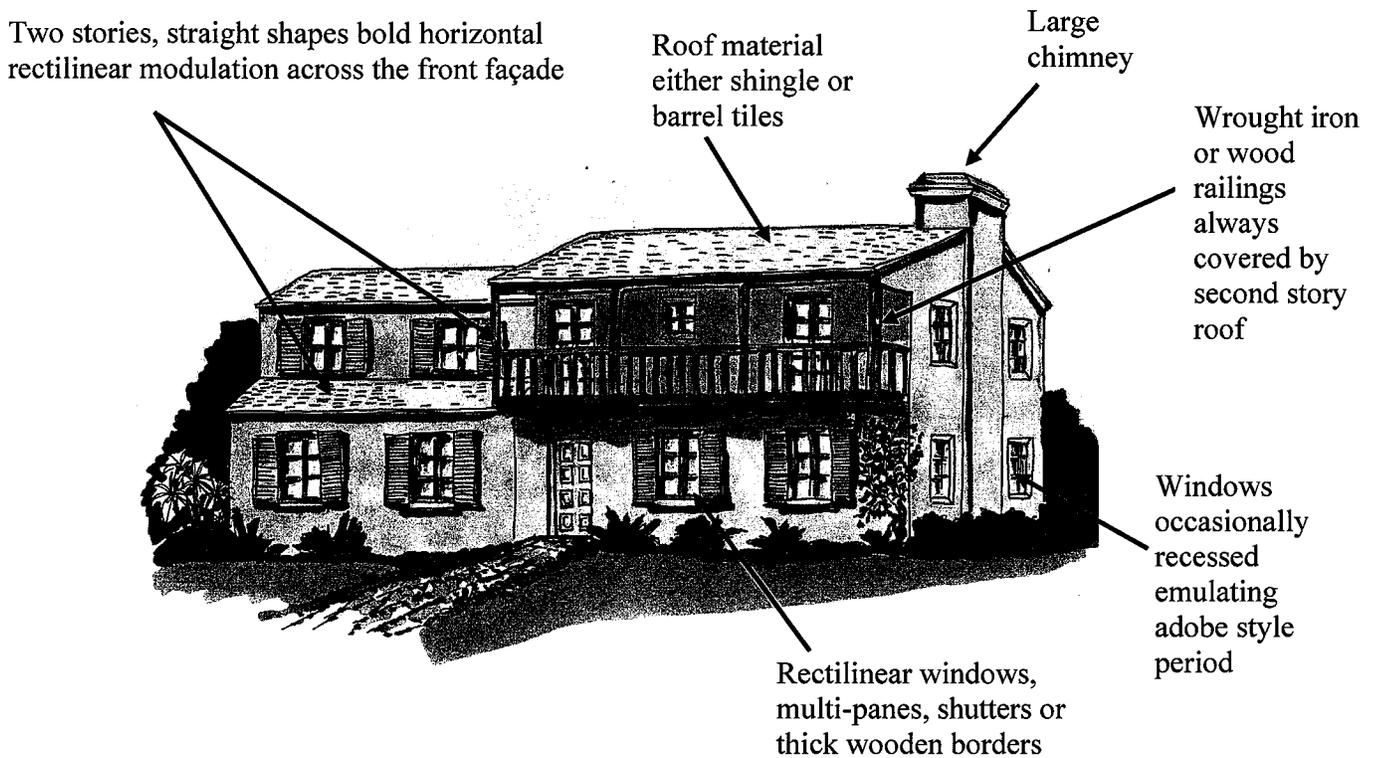
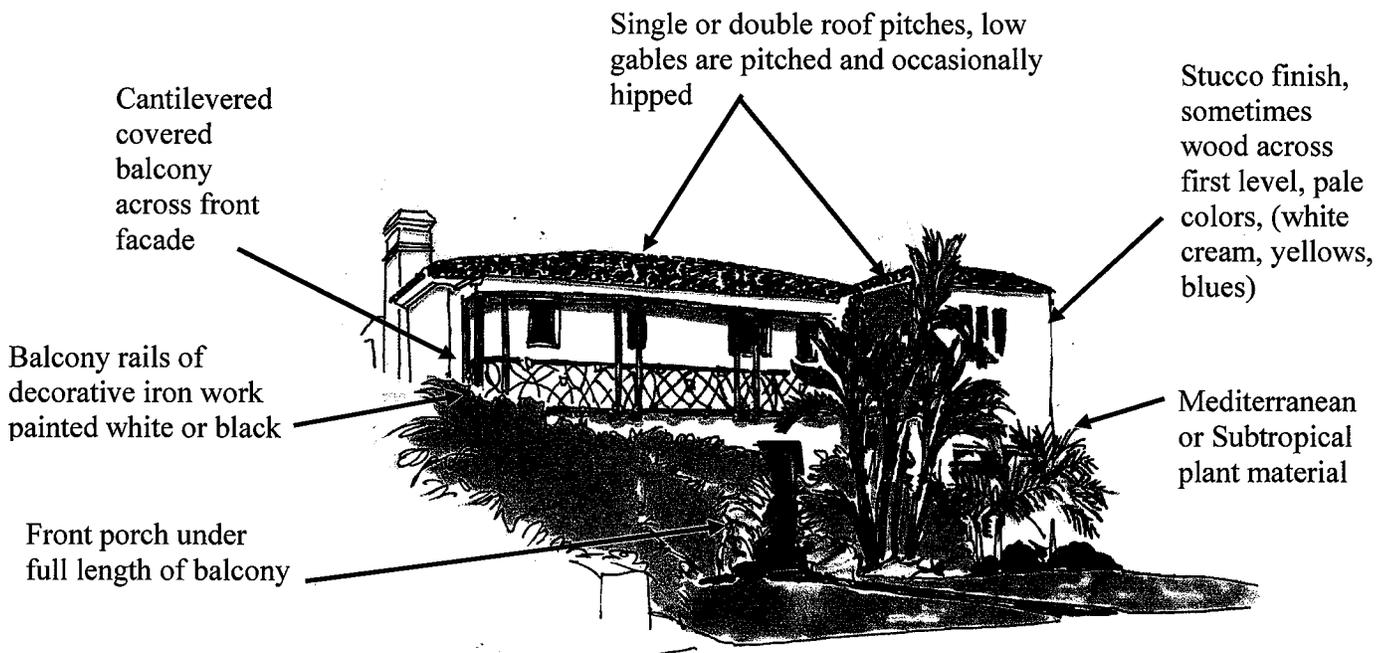
## **MONTEREY STYLE:**

### **Character defining features:**

- ◆ Two stories.
- ◆ Straight shapes: i.e., bold horizontal rectilinear modulations across front façade.
- ◆ Single or double roof pitches, low gables are pitched and occasionally hipped.
- ◆ Cantilevered covered balcony across front façade, decorative.
- ◆ Wrought iron and/or wood railings always covered by second story roof.
- ◆ Front porch under full length balcony.
- ◆ Rectilinear windows, multi-panes, shutters, or thick wooden borders.
- ◆ Windows occasionally recessed emulating adobe style period.
- ◆ Large chimney.

### **Typical materials and details:**

- ◆ Roof material either shingles or barrel tiles.
- ◆ Stucco finish, sometimes wood across first level, pale colors (white, cream, yellows, blues).
- ◆ Window frames and panes, shutters, and doors of quality wood.
- ◆ Balcony rails of decorative Iron work painted white or black OR
- ◆ Of wood-- latticed or straight courses generally painted to match trims.
- ◆ Mediterranean and Subtropical landscape material.
- ◆ *For more information see Appendix*



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## Architectural Styles in Fullerton

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[Colonial Revival](#)

[Gothic Revival](#)

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[Early 20th Century Commercial](#)

[Sullivan-esque](#)

[California and Craftsman Bungalows \(Arts and Crafts\)](#)

[Bungalow Courts](#)

[Mission Revival](#)

[Monterey Revival](#)

[Pueblo Revival](#)

[Spanish Colonial Revival](#)

[Tudor Revival](#)

[Cottage/Storybook](#)

[Cape Cod](#)

[Art Deco: Zigzag Moderne & Streamline Moderne](#)

[PWA/WPA Moderne](#)

[International Style](#)

[Post WWII Tract Homes](#)

[Ranch Houses](#)

[Eichler Homes](#)

[Exaggerated Modern/Googie](#)

[New Formalism](#)

[Brutalism](#)

## Monterey Revival

The Monterey style blended old Spanish building characteristics with those of eastern houses of the same period. The style can be traced back to a house built by merchant Thomas Larkin, America's first and only consul to California (1844-48), in Monterey in 1837. Larkin constructed a residence that combined the two-story New England Colonial house with local adobe construction. Larkin's design established the defining feature of this style: a second floor with a balcony. At the time, one-story houses dominated the San Francisco Bay area, and Larkin's residence is considered the first two-story adobe in California. Other new features associated with Larkin's Yankee background were interior stairs to the second floor (Mexican residences typically had stairs on the exterior), the glazed window sash, and the fireplace. Hispanic settlers up to this point heated their rooms with braziers of charcoal taken from a fire source outside the house.

The Monterey Revival style, which was popular from 1915 to 1940, is one of California's few indigenous architectural styles. Characteristics of this style, which has always been better suited to larger lots, include:

- Two story rectilinear volume
- Low pitched gable roofs covered with shingles or tiles
- Projecting cantilevered second floor balconies with wood railings
- Colonial double-hung windows; louvered shutters
- Plaster walls
- Picket fences around gardens

A good example of the Monterey Revival style in Fullerton is the residence at 400 W. Brookdale Place, constructed in 1930. The Monterey-style balcony can also be seen on Spanish Colonial Revival houses, such as the Bridgford House (1927) at 401 Cannon Lane, and an adaptation of the style for the remodel of the residence at 541 E. Dorothy Drive

Read More about the Monterey Revival Style:

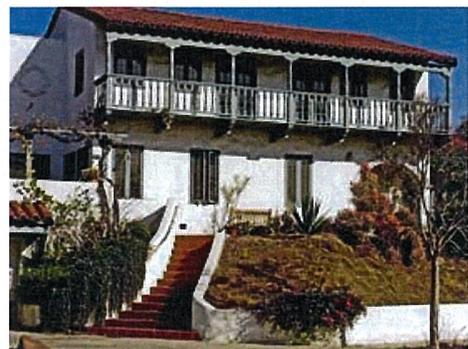
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- Kirker, Harold. "The Larkin House Revisited." *California History* vol. 65, no. 1 (1986): 26-33.
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Hirigoven House (1930)  
400 W. Brookdale Place



Bridgford House (1927)  
401 Cannon Lane



Residence at 541 E. Dorothy Drive

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# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

## Monterey Revival Style

This revival style is derived from Boston merchant Thomas Larkin's 1850s residence in Monterey, California. The style updates Larkin's vision of a New England Colonial with an Adobe brick exterior. The use of adobe reflected an element of Spanish Colonial houses common in the Monterey area at the time. Later Monterey versions merged Spanish Eclectic with Colonial Revival styles to greater or lesser extents.

Larkin's design also established a defining feature of the Monterey style: a second-floor front-facing balcony, sometimes turning the corner to side elevations as well. Monterey Revival homes typically featured balcony railings in iron or wood; roofs are low pitched or gabled and covered with shingles--variants sometimes feature roof tiles--and exterior walls are constructed in stucco, brick, or wood.

monterey revival style

low-pitched side-gabled roof

different use of materials on first and second floors



A second-story balcony, usually cantilevered, is the primary character-defining feature of the style

windows often decorated with fixed shutters

# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

## Siding & Exterior Finishes

### character - defining features

- Smooth or sand finish stucco is most common
- Wood or brick may also be used.
- First and second stories may use different materials

### design guidelines

- Stucco cladding should be preserved and maintained.
- Wood siding should be preserved and should maintain a protective coat of paint.
- Brick should be preserved and maintained, including any characteristic bonding or mortar finishes
- Differentiated siding between floors, where it exists, should be maintained.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick veneer
- Synthetic spray on stucco is generally not appropriate.



Above: Smooth stucco cladding is a common attribute of the Monterey style.

Below: This example mixes both brick cladding and tongue-in-groove wood panelling on the main facade.



# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The eave for this roof provides little overhang. The roof cladding is composition shingle.

Below: The side gable and red clay roof tiling are characteristic of the style.



## Roofs

character - defining features

- Low-pitched side gable
- May have front-facing cross gable
- Eave with little or no overhang
- Wood or composition shingles or red clay tile are most common.

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Historic roofing materials, such as tile or shingle, should be preserved in place or replaced in kind.
- Replacement roof materials, when necessary, should convey a scale, texture, and color similar to those used originally and should match the original pattern. For instance, roofing tiles should not be replaced with shingles or vice versa.

# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

monterey revival style

## Porches and Balconies

### character - defining features

- A second-story balcony, usually cantilevered, is the primary character-defining feature of the style.
- The balcony may be partial or full-width.
- The balcony is generally covered by the principal roof.
- Simple posts
- Open-rail balustrade is most common .
- Posts and rails are typically wood in Glendale but iron examples also appear.

### design guidelines

- Historic balconies should be preserved in place.
- Balconies should not be enclosed, glazed or screened on principal facades.
- Decorative details, such balustrades and posts, that help to define a historic balcony should be preserved and maintained.
- Additional balcony elements should not be added if they did not exist historically.



*Above: The recessed balcony on the main facade is the primary character-defining feature of the Monterey Revival style.*

*Below: The combination balustrade of this partial-width balcony is unique and character-defining.*

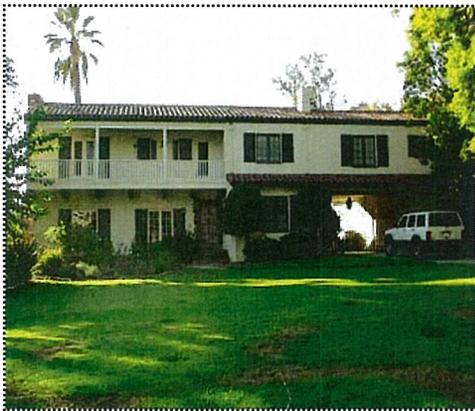


# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This house has wooden casement windows.

Below: Paired windows in a single opening fill each bay of the main facade on this house.



## Windows & Doors

### character - defining features

- Each bay usually has only one window or door.
- Windows are often divided-light wooden casement or double-hung sash.
- Full-length windows or glazed doors generally open onto balcony.
- Windows are often decorated with fixed shutters.
- Door and window surrounds are generally absent or a very simple Colonial Revival form.
- Doors may be solid wood with panels or partially glazed.

### design guidelines

- The arrangement, size, & proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Door replacements, when necessary, should be solid wood or wood with glazing in a pattern similar to the original.
- Window replacements, when necessary, should be wooden divided-light sash or casement that match the profile of the original windows as closely as possible. Vinyl or aluminum windows, whether double-hung or sliding, are not appropriate replacements.
- Decorative elements such as shutters should be preserved and maintained.
- New window openings should generally maintain the pattern of a single window or pair of windows per bay.

# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

monterey revival style

## Architectural Details

### character - defining features

- Louvered or paneled shutters
- Short, stout chimney at one or both gable ends

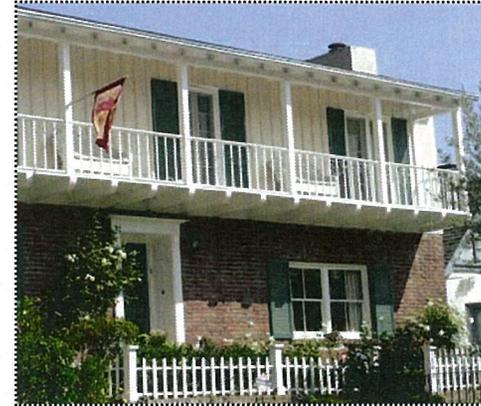
### design guidelines

- Shutters should be preserved and maintained.
- Other original architectural details should not be covered with stucco (unless originally stuccoed) vinyl siding, stone, veneers, or other materials.
- Chimneys should be braced rather than removed for seismic concerns.
- Chimney repairs, when necessary, should replicate both the historic bonding pattern or finish and any decorative elements.



Above: The fixed shutters flanking the window add richness and depth to the facade.

Below: This house has louvered shutters which reflect the influence of the American Colonial Revival style. An end gable chimney is visible above the roofline.



# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



*Above: This house has a one-story wing that extends from the primary two-story form.*

*Below: This house is characteristic of the style in plan and height. As part of its L-shaped plan, the balcony is incorporated beneath the main roof, and the first floor is slightly recessed below it.*



## Massing & Additions

### character - defining features

- Simple rectangular or L-shaped plan
- Two stories

### design guidelines

- Additions should be located at the rear of the property and away from the main façade in order to minimize their visibility from the public right-of-way.
- An addition might also be located at one gable-end of the building. Such an addition should maintain the same side-gable orientation and a subordinate massing. The second-story balcony generally should not be extended to the new addition.
- Additions should respect the stylistic influences of the American or Spanish Colonial on Monterey Revival houses. Typically, these influences are not mixed on a single building.
- Additions should use similar finish materials as the original structure which varies among different examples of the Monterey Revival style. Additions should not use the following exterior finish materials: plywood, synthetic spray on stucco, or imitation stone.
- Additional roofing forms and materials should echo those of the original structure. Low-pitch gables are appropriate but should remain subordinate to the primary roofline visible from the public right-of-way. Roofing material, whether shingle or red clay tile, should match that of the original.
- Rooftop dormers may be appropriate in Monterey Revival style houses that exhibit a American Colonial Revival influence. They are generally inappropriate in those houses with a Spanish Colonial influence.
- Additions should use similar fenestration patterns, generally a single or paired window opening per bay. Windows should be similar to the original in type, such as a wooden divided-light casement or double-hung sash.

# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

## Multi-Family Monterey Revival Buildings

Few apartment buildings were constructed in the Monterey style. Where they do exist, property owners should adhere to the design guidelines for single-family residences, with the exception of those for additions.

### design guidelines for additions

- Additions should respect the stylistic influences of the American or Spanish Colonial on Monterey Revival houses. Typically, these two influences are not mixed on a single building.
- Additions to the rear of the main façade might consider a simple linear or courtyard addition to the rear of the structure.
- Roofs may be flat with a parapet, or low-pitched with a hip or gable. They should not be visible above the roofline of the primary façade from the public right-of-way. Roofs should generally be covered with a material similar to the primary roof of the main structure.
- Exterior surfaces and finishes should match that of the original structure. An addition may consider using different materials on the upper and lower stories, if the original structure does.
- Windows may be placed in a pattern similar to that of the historic building; typically, a simple symmetrical, evenly spaced placement across the length of the facade.
- Windows should be similar to the original in type, generally a wooden divided-light casement, or a simple double-hung sash. Vinyl windows, if similar in style and type to the original, may be acceptable on additions. Aluminum windows are not appropriate for this style.

**ATTACHMENT C**  
**Draft Approval Resolution**

Begins on following page.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY MAKING A "DETERMINATION OF CHARACTER CONTRIBUTING BUILDING" TO ALLOW A BUILDING OWNER OF AN EXISTING LEGALLY NON-CONFORMING MULTI-FAMILY BUILDING TO APPLY TO CONVERT TO A COMMON INTEREST DEVELOPMENT WITHOUT OTHERWISE MEETING CURRENT ZONING CODE REQUIREMENTS FOR THE PROPERTY LOCATED AT 132 SOUTH BEDFORD DRIVE

The Planning Commission of the City of Beverly Hills hereby finds, resolves, and determines as follows:

Section 1. Goldman Firth Rossi Architects, applicant on behalf of the property owner of 132 South Bedford Drive (collectively the "Applicant"), submitted an application for a "Determination of Character Contributing Building" to allow the property owner to apply to convert the legally non-conforming multi-family building to a common interest development without otherwise meeting current zoning code requirements.

Section 2. The subject property is a 60'x 127.5' (7,650 square foot) lot located on the east side of the 100 block of South Bedford Drive. The nearest intersection to the property is the Wilshire Boulevard/South Bedford Drive intersection. There are multiple family residential buildings to the south, east, and west of the property. To the immediate north is a nine-foot wide landscaped park easement which provides a buffer to an 18-foot wide alley that runs east to west separating the subject property from the surface parking lots of the Saks Fifth

Avenue department store. A 15-foot wide, North/South alley separates the subject property from the adjacent multi-family structure to the east.

The subject property is developed with a two-story, multi-family residential building with a basement parking garage containing eighteen parking spaces. The building was developed in 1930 and contains a total of sixteen units of which there are (2) two bedroom units, (4) one bedroom units, and (9) studio/efficiency units. Access to the basement parking garage is provided via the North/South alley to the rear.

Section 3. The Project requires the following entitlements in order to be constructed as proposed:

1. Finding of “Determination of Character Contributing Building”

A request to the Planning Commission to make the finding that the existing multi-family building at 132 South Bedford Drive is a “character contributing building.” Beverly Hills Municipal Code Section 10-2-707 defines “character contributing building” to mean:

“Any multi-family residential building that the Planning Commission determines, due to its proportions and scale, design elements, and relationship to the surrounding development, is of continued value and contributes to defining the character of the community as a whole.”

Section 4. The subject Project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State

CEQA Guidelines<sup>1</sup>, and the environmental regulations of the City. The project is exempt under Section 15061(b)(3), the General Rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This project does not involve any physical or operational changes to the existing building and does not have any potential for causing a significant effect on the environment; therefore it is not subject to CEQA.

Section 5. The Beverly Hills Municipal Code does not have a public notice requirement for requests for a “Determination of Character Contributing Building.” Such a determination requires a hearing before the Planning Commission and such hearings are included on the Planning Commission meeting agenda posted at least 72 hours prior to the regular meeting. If the Planning Commission makes a determination that the building is “character contributing,” and the building owner wishes to proceed with the process of converting to a common interest development, the project would return to the Planning Commission for a noticed public hearing.

Section 6. In considering the request for a “Determination of Character Contributing Building”, the Planning Commission considered whether it could make the following findings:

1. The building to be converted is not substantially greater in massing and scale than the surrounding streetscape. In making this determination, the Planning Commission

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<sup>1</sup> The CEQA Guidelines and Statute are available online at <http://ceres.ca.gov/ceqa/guidelines>

may compare the relative lot coverage, height, and setbacks of the building being converted to the lot coverage, height, and setbacks of developments on parcels in the same block.

2. And either (a) or (b):

a. The building to be converted and/or the project site design contribute(s) to community character through the use of: 1) architecturally pure styles that foster congruous designs and details that are similar or complementary in scale and mass to other nearby structures; 2) features visible from the public street, including, but not limited to, courtyards, balconies, open space, building modulation, or any other similar characteristics that, as a result of the conversion, would be maintained, restored or refined in a manner consistent with the general criteria of architectural review;

b. The interior spaces of the building to be converted contribute to community character through the use of architectural features and high quality construction finishes and features such as crown molding, hardwood floors, fireplaces, stairways, and built in cabinets in individual units; private courtyards, balconies, and/or interior open spaces; interior fountains; or any other similar characteristics or features that, as a result of the conversion, would be maintained, restored or refined in a manner consistent with the general criteria of architectural review.

Section 7. Based on the foregoing, the Planning Commission hereby finds and determines as follows with respect to the “Determination of Character Contributing Building”:

1. The subject building is one of twelve multi-family residential buildings, of a variety of architectural styles, on the 100 block of South Bedford Drive which is a block consisting of multi-family residential buildings, all of which were developed within the same time period with no major renovations or demolitions of buildings on the block since that period. The majority of the buildings are identified as California Historical Resource Status Code 5D3 (defined as “[A]ppears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation”) on the City’s survey of potential historic resources. All of the buildings were built between the years 1929 to 1949 and are two to three stories in height with similar scale and massing, lot coverage and setbacks to the subject building. Therefore, the subject building is consistent in massing and scale with the surrounding streetscape and the project appears to meet this finding.

2. Pursuant to Finding 2.a.1): The building’s design is appropriately characterized as “Monterey Revival” in accordance with the 2004 Beverly Hills Building Survey. The building exhibits proportions, materials and details associated with this style. The key features and details of the subject property that are representative of this style include; cantilevered covered balcony across the front façade; wrought iron and/or wood railings; rectilinear windows, multi-panes, shutters; barrel tile roof. Pursuant to Finding 2.a.2): These design elements are visible from the street and the project appears to meet this finding.

Pursuant to 2.b. Based on the photos submitted by the Applicant, the interior corridors of the building appear to have crown molding and stairways that are characteristic of the architectural style. However, it does not appear that the individual units in the building have any significant interior architectural features that contribute to the community character and the

project does not meet this finding. Since the project meets finding 2.a.1), it does not need to meet finding 2.b.

Section 8. Based on the foregoing, the Planning Commission hereby grants the finding of “Determination of Character Contributing Building,” subject to the following conditions:

1. The “Determination of Character Contributing Building” granted by this resolution is the first step in the process to allow an existing legally non-conforming multi-family building to convert to a common interest development without meeting all zoning code requirements. To continue the process to convert to a common interest development, the Applicant shall file all of the required applications, maps, and fees. Nothing in this Resolution implies that the conversion to a common interest development shall be approved. The Applicant shall be responsible for complying with all other provisions of the Beverly Hills Municipal Code required at the time of the submittal for conversion of the building to common interest units including all Code-required health, safety, building and fire code upgrades.

2. This Determination of Character Contributing Building” shall apply to the existing building at 132 South Bedford Drive as shown in the photos and plans submitted to the Planning Commission at the meeting of July 11, 2013. As part of any hearing for conversion of the property to a common interest development, the Planning Commission shall determine if changes made to the property since approval of this resolution are consistent with this resolution. If the Planning Commission finds that changes to the property are not consistent with this resolution, the Planning Commission may make a determination that the building is no longer a

character contributing building or may request changes to the property so that it complies with this determination.

3. The Determination of Character Contributing Building” shall be valid for a period of three years from the date of adoption of the resolution. If a complete application for conversion to common interest development has not been submitted to the Beverly Hills Community Development Department within the three years, the determination shall be null and void. Nothing in this condition precludes an Applicant from submitting a new application for “Determination of Character Contributing Building” after the current determination expires.

4. As part of an Architectural Commission review of this property in connection with an application to convert the building to common interest units, the Architectural Commission shall consider the importance of maintaining, restoring and/or reconstructing the following character-defining features of the existing building at 132 South Bedford Drive:

- two stories;
- cantilevered, covered, decorative second-story balcony extending across the façade with simple posts (defining feature of this style);
- wrought iron open railings (painted wood open railings also acceptable);
- rectilinear windows with multi-panes;
- fixed, louvered shutters, located on the second floor façade (adding the same shutters to the first floor façade also acceptable);
- no window surrounds except shutters;
- shutters, and doors made of quality wood;
- decorative beams/false beams under second floor balcony;

- different use of materials on the first and second floors with painted wood on the second floor and brick on the first floor; and,  
a low-pitched, side gabled, barrel tiled roof in a red clay tile color.

5. As part of an Architectural Commission review of this property in connection with an application to convert the building to common interest units, the Architectural Commission shall particularly consider the landscape design for the property to achieve a high degree of appearance and quality pursuant to Code and shall also consider the appropriate style of security bars if the property owner feels security bars are necessary.

6. APPEAL. Decisions of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission action by filing a written appeal with the City Clerk. Appeal forms are available in the City Clerk's office. An appeal fee is required.

7. RECORDATION. This Resolution shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void and of no further effect**. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60 day time limit if, at the time of the request, the Director determines that

there have been no substantial changes to any federal, state or local law that would affect the Project.

8. EXPIRATION. The exercise of rights granted in this Resolution shall be commenced within three (3) years after the date of adoption of such Resolution.

9. VIOLATION OF CONDITIONS: A violation of any of these conditions of approval may result in a termination of the entitlements granted herein.

10. This approval is for those plans submitted to the Planning Commission on July 11, 2013, a copy of which shall be maintained in the files of the City Planning Division.

Section 9. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his/her Certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Adopted: July 11, 2013

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Brian Rosenstein  
Chair of the Planning Commission of the  
City of Beverly Hills, California

Attest:

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Secretary

Approved as to form:

Approved as to content:

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David M. Snow  
Assistant City Attorney

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Jonathan Lait, AICP  
City Planner

**ATTACHMENT D**  
**Architectural Plans/Photographs**

Begins on following page.

**ATTACHMENT D**  
**Architectural Plans/Photographs**

Bound Separately